

## BOARD OF ZONING APPEALS APPLICATION

(Code Section 153.231)

## I. PLEASE CHECK THE TYPE OF APPLICATION:

- ☐ Administrative Appeal (Code Section 153.231)  
☐ Administrative ☐ Stream Corridor Protection Zone  
☐ Building Construction
- ☐ Special Permit (Code Section 153.090)  
☐ List Special Permit Type \_\_\_\_\_
- ☐ Variance (Code Section 153.231)  
☐ Non-Use (area) Variance  
☐ Use Variance
- ☐ Other (Please Specify): \_\_\_\_\_

## II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 7985 Riverside Drive Dublin 43016	
Tax ID/Parcel Number(s): 273-008622-00	Parcel Size(s) (Acres): .902 acre
Existing Land Use/Development: Residential	

## IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: We would like to add a fence.

## III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): Brett and Gretchen Taylor	
Mailing Address: (Street, City, State, Zip Code) 7985 Riverside Drive Dublin, OH 43016	
Daytime Telephone: 513-260-3154	Fax:
Email or Alternate Contact Information: gretchen.e.taylor@gmail.com	

## IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Brett and Gretchen Taylor	Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

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Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600  
Fax: 614-410-4747  
Web Site: www.dublin.oh.us

**V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER:** This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

**VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S):** If the applicant is not the property owner, this section must be completed and notarized.

I, <u>Gretchen Taylor</u> , the owner, hereby authorize <u>Gretchen Taylor</u> to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner:	Date:

☐ Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

State of \_\_\_\_\_

County of \_\_\_\_\_ Notary Public \_\_\_\_\_

**VII. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I, <u>Gretchen Taylor</u> , the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.	
Signature of applicant or authorized representative: <u>Gretchen S. Taylor</u>	Date: <u>4-29-13</u>

**VIII. UTILITY DISCLAIMER:** The Owner/Applicant acknowledges the approval of this request for rezoning by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I, <u>Gretchen Taylor</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative: <u>Gretchen S. Taylor</u>	Date: <u>4-29-13</u>

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, Gretchen Taylor, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of applicant or authorized representative: Gretchen Taylor

Date: 4-29-13

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

State of \_\_\_\_\_

County of \_\_\_\_\_ Notary Public \_\_\_\_\_

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

FOR OFFICE USE ONLY

Amount Received: 100.00

Application No: 13-040 V

BZA Date(s):

BZA Action:

Receipt No: 270052

Map Zone:

Date Received: 4/29/13

Received By: JR / TUF

Type of Request: FENCE

N, S, E, W (Circle) Side of:

N, S, E, W (Circle) Side of Nearest Intersection:

Distance from Nearest Intersection:

Existing Zoning District:

April 25, 2013

Brett and Gretchen Taylor  
7985 Riverside Drive  
Dublin, OH 43016

To Whom it May Concern:

Please find attached our materials requesting a variance application review. We are requesting the opportunity to fence in a small area of our property in order to provide our two small children a safe play area.

Our property is wedged between the Scioto River and Riverside Drive, which, in addition to requiring close supervision of our children, also warrants an additional layer of protection. We recognize that we are ultimately responsible for keeping a close eye on our children, but just as families with backyard swimming pools are strongly encouraged to fence in the additional hazard, we feel strongly that we need to provide a physical and visual barrier around their play area as a further deterrent to access to the fast traffic on Riverside, our very steep side yard, and the dangerous Scioto River.

Our backyard is located in a flood zone, which other zoning regulations eliminate from the possibility of enclosure. Additionally, our side yard has a dangerously steep slope, which limits that area as an option.

Our property is not only not located in a traditional subdivision, but it is also set back from Riverside Drive, hidden from the road by dense foliage, as well. The proposed fenced area would be invisible from the street, as it would be lower than the driveway, and located behind and to the side of our detached garage.

We greatly appreciate your consideration. It is very important to us to provide a safe area for our children to enjoy the natural beauty of our property, and we are confident that the fence would not disrupt the aesthetics of the area.

Sincerely,

Brett and Gretchen Taylor

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#### Section 4: VARIANCE STATEMENT

- A. Explain the requested variance. **We would like to install behind and adjacent to our detached garage approximately 120 feet of 4' tall, three-rail treated poplar fence with mesh. It would also include a gate.**
- B. Identify the development text requirement or Code Section from which the proposal is varying. **The request is for a fence to encroach a setback.**
- C. Explain how the requested variance relates to the development standards applicable to the property. **It is to allow a fence to encroach setback(s) based on the existing location of the building, existing floodplain, existing vegetation and orientation of the house to river opposed to Riverside Drive**
- D. If the applicant has been denied a Certificate of Zoning Compliance for the property in question, explain why the request was denied. **We did not request a Certificate of Zoning Compliance, because, in our initial effort to apply for a fence permit, we were told informally by the City of Dublin Planning Department that we would have to request a variance.**
- E. Please provide any other information that would be helpful to the Board of Zoning Appeals in making their decision. **Please see attached cover letter.**

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Section 7- ADDRESS EACH OF THE FOLLOWING REVIEW CRITERIA

- A. Explain the existing special circumstances or conditions that are peculiar to this land or structure that are NOT applicable to other properties or structures in the same zoning district. **The property is unique in its location in a flood zone, which statutes forbid from being enclosed by a fence. The west side of the property borders the Scioto River, which is hazardous for children. The east side of the property borders Riverside Drive, which has a 50 mph speed limit and a high volume of traffic. Additionally, our home is located far back from the road, and it's not located in a typical subdivision, making virtually all additions and improvements to the property invisible to other residents of the zoning district.**
- B. Explain how the special conditions are NOT a result of the applicant's actions or inactions. **We did not fail to investigate all other options that could be compliant with zoning code; we have exhausted all other possibilities, and this fence is the least intrusive option that adds an acceptable level of safety for our two small children.**
- C. If the proposed variance were granted, explain how the variance will NOT cause a substantial adverse effect to the property or improvements in the vicinity or materially impair the intent and purposes of the requirements of the Dublin Zoning Code. **Due to our dense foliage, the set-back of the property, and the proposed location of the fence (located behind and to the side of our detached garage, adjacent to our neighbor's fence), it would not be visible to anyone passing on the road, therefore not affecting any other properties or residents in the vicinity.**
- D. If the proposed variance were granted, explain whether there would be any special privileges conferred on the property owner that are denied by the Zoning Code to other properties or structures in the same zoning district. **The two properties adjacent to our property each have fences; we would be gaining the same privileges conferred upon our immediate neighbors.**
- E. Explain how the proposed variance is not one where the specific conditions of the property are general and recurrent to make the formation of a general regulation for those conditions reasonably practical. **All properties on Riverside Drive are very unique. They vary greatly in their proximities to the road and to the river, as well as in their slope and foliage. Our property has unique limitations (for example, the flood zone limits our ability to fence in the back yard) and advantages (for example, its dense foliage hides improvements to the part of the yard where the proposed fence would be located) that make this an appropriate variance request rather than modification to general regulation.**
- F. Explain how the variance would NOT adversely affect the delivery of governmental services. **The fence does not block access to our mailbox, driveway, front door, or any other element to which government services would need access.**
- G. Explain how the practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly. **No other method is possible, due to the limitations of our property. We are not able to fence in our side yard due to its slope, nor are we able to fence in our back yard, due to its location in a flood zone.**



# Section 5

Geographic Information System

**Clarence E. Mingo, II**  
Franklin County Auditor

**PID: 273-008622**  
**TAYLOR BRETT A**  
**7985 RIVERSIDE DR, DUBLIN OH 43016**



273 008622 00 05/12/2010

Image Date: Apr 22 2011 9:34AM

**Owner Name** TAYLOR BRETT A  
TAYLOR GRETCHEN E  
**Site Address** 7985 RIVERSIDE DR  
**Mail Address** BRETT A TAYLOR  
7985 RIVERSIDE DR  
DUBLIN OH 43016  
**Tax District** CITY OF DUBLIN-WASH TWP-DUBLIN C.S.D.  
**Description** RIVERSIDE DR  
.902 ACRE R19 T2 S2  
LOT 7 & 19

**Transfer Date** 05/11/2009  
**Sale Amount** \$380,000  
**Year Built** 1985  
**Auditor's Map** O071A 012.00  
**Neighborhood** 00102  
**School Name** DUBLIN CSD  
**Annual Taxes** \$12,481.06

## Auditor's Appraised Values

	Taxable	Exempt	Other Exempt
Land	\$161,300	\$0	\$0
Building	\$281,800	\$0	\$0
Total	\$443,100	\$0	\$0

**Accessed Acreage** 0.900  
**Landuse** 511 - OTHER RESIDENTIAL  
**CAUV** \$0  
**Homestead** NO  
**Property Class** RESIDENTIAL

## Building Information

	Rooms	Baths	Half Baths
Rooms	9	3	
Bedrooms	4		1

	Number of Cards	Square Feet	Air Cond.	Fireplaces	Stories
Number of Cards	1				
Square Feet		2,770		1	
Air Cond.		CENTRAL			2.0

## Disclaimer

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

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## Building

Parcel ID: **273-008622-00** Map Routing Number: **273-0071A-012-00** Owner: **7985 RIVERSIDE DR**  
 Click owner name for additional records

### Building

Permits			
Use Code	<b>511 - OTHER RESIDENTIAL</b>		
Style	<b>CONVENTIONAL</b>		
Year Built	<b>1985</b>		
Year Remodeled			
No. Stories	<b>2.0</b>		
Condition	<b>GOOD</b>		
Exterior Wall Type	<b>FRAME (WOOD, ALUMINUM OR VINYL SIDING)</b>		
Basement	<b>1/2</b>		
Crawl	<b>1/2</b>		
Heating	<b>CENTRAL</b>		
Air Conditioning	<b>CENTRAL</b>		
Additional plumbing fixtures	<b>NONE</b>		
Woodburning Fireplaces	<b>1</b>		
Garage/Carport	<b>NONE</b>		
Total Sq Footage	<b>2770</b>		
Level 1	<b>1108</b>		
Level 2	<b>1108</b>		
Attic	<b>0</b>		
Basement	<b>554</b>		
Recreation Room	<b>0</b>		
Total Rooms	<b>9</b>	Formal Dining	<b>1</b>
Bedrooms	<b>4</b>	Full Baths	<b>3</b>
Family Rooms	<b>1</b>	Half Baths	<b>1</b>

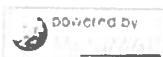
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## Property Profile

Parcel ID: **273-008622-00**      Map Routing Number: **273-0071A-012-00**      Owner: [Click owner name for additional records](#)      Location: **7985 RIVERSIDE DR**

Property Profile

Neighborhood	<b>00102 SUBURBAN STABLE NOMINAL</b>	<b>DEVELOPED BELOW STREET ROLLING PAVED</b>
Electricity	✓	Alley
Water (Public)	✓	Sidewalk
Sewer (Public)	✓	Corner Lot
Gas	✓	Land Locked
Well		Wooded Lot
Septic		Waterfront
Irregular Shape		View Enhancement
Excess Frontage		Easements

### Disclaimer

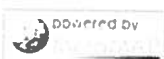
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**MAP(GIS)**

Parcel ID

**273-008622-00**

Map Routing Number

**273-0071A -012-00**

Owner

Click owner name for additional records

Location

**7985 RIVERSIDE DR**

County Location

Area Maps

Select Items

Proximity Report

Theme Maps

Print

Legend

Zoom

IN

OUT

Move

Current Map:  
525' x 387'Click to view  
map using:

Google

SPRINT

bing

MAP(GIS)

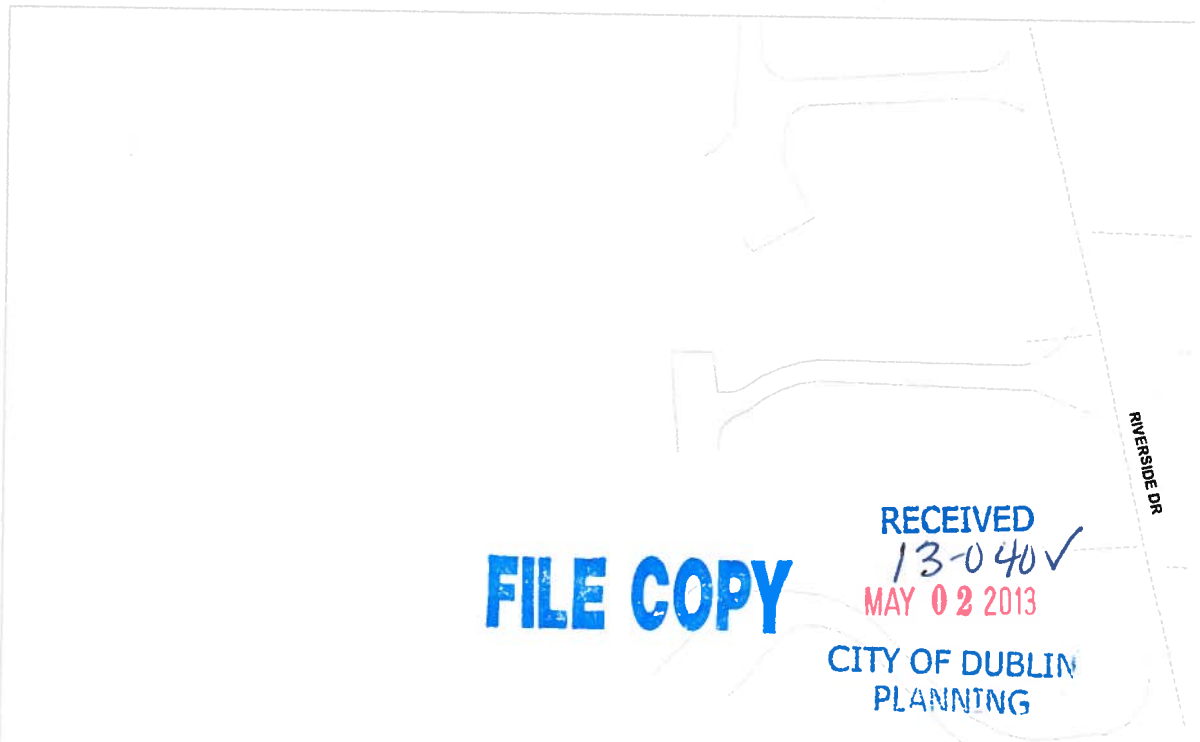
Data updated on:  
2013-04-25 07:36:44

Image Date: Thu Apr 25 09:11:50 EDT 2013






Ortho Photographs taken in 21

The closest fire station from the center of this map is 4259 feet away.  
Measurements are over straight-line distances.

Washington Township - 92	4259 feet
Washington Township - 93	1.8 miles
Columbus Station 27	2.9 miles

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 Parcel ID: 273-008406-00  
 Owner: STERTZ JOHN C & ANGELA W  
 Location: 8007 RIVERSIDE DR  
 Sale Amt: \$310,000  
 Parcel ID: 273-008622-00  
 Owner: TAYLOR BRETT A  
 TAYLOR GRETCHEN E  
 Location: 7985 RIVERSIDE DR  
 Sale Amt: \$380,000  
 Parcel ID: 273-008623-00  
 Owner: MCCOSKER SUSAN P &  
 JEANNE R HEALD  
 Location: 7979 RIVERSIDE DR  
 Sale Amt: \$400,000  
 Parcel ID: 273-008621-00  
 Owner: HULT LAURA L  
 Location: 7971 RIVERSIDE DR  
 Sale Amt: \$344,500  
 Parcel ID: 273-008790-00  
 Owner: DAVIS KENNETH A  
 Location: 4545 SUMMIT VIEW RD  
 Sale Amt: \$133,000  
 Parcel ID: 273-008763-00  
 Owner: WHITAKER ROGER T TR  
 Location: 8000 RIVERSIDE DR  
 Sale Amt: \$219,000

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Section 6- LIST OF PROPERTY OWNERS AND REGISTERED HOMEOWNERS ASSOCIATIONS  
WITHIN 150 FEET

273-008623-00

MCCOSKER SUSAN P & JEANNE R HEALD  
7979 RIVERSIDE DR  
DUBLIN OH 43016-8234

273-008406-00

STERTZ JOHN C & ANGELA W  
8007 RIVERSIDE DR  
DUBLIN OH 43016

273-008613-00

MORRISH MARTYN L & BAKER MORRISH LARA N  
8015 RIVERSIDE DR  
DUBLIN OH 43016

273-008621-00

HULT LAURA L  
7971 RIVERSIDE DR  
DUBLIN OH 43016

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